

COMMISSIONERS APPROVAL

CHILCOTT 

THOMPSON 

LYONS

PLETTENBERG (Clerk & Recorder)

Members Present.....Commissioner Greg Chilcott,
Commissioner Alan Thompson and Commissioner Howard Lyons

Date.....April 9, 2007

Minutes: Glenda Wiles

The Board met to sign a proclamation for National Telecommunicators Week (April 9th through April 15th) for the 9-1-1 Dispatchers. Commissioner Lyons made a motion to adopt the proclamation. Commissioner Thompson seconded the motion and all voted "aye".

In other business the Board addressed several administrative issues which included the notification by Sheriff Hoffman that he will be out of state on business from April 10th to April 16th. Commissioner Lyons made a motion to grant this approval. Commissioner Thompson seconded the motion and all voted "aye".

The Board also discussed personnel names on the new credit card system rather than Ravalli County Departments. First Interstate President Monte Drake participated in this conversation by conference call. He indicated this policy is a MasterCard policy not a First Interstate Bank policy. It was noted Customer Service Representative Marie Sewell was out of the office this date and Monte will visit more with her tomorrow.

In other business the Board met for the Stephens Family Agricultural Trust Agricultural Revocation. Present were Tori Nobles and Don Stephens, and their representative Surveyor Steve Powell. Planner Tristan Riddell was also present and stated Steve had originally presented this boundary line relocation several months ago. Currently there is an agricultural parcel on 19 acres, 3 acres and 5 acres. The plan is to encumber the structures into one parcel and relocate the boundary lines; then place an agricultural covenant on the remaining 20 acres. Tristan stated a new plat will need to be filed because of the new boundary lines. Steve stated the parcel has belonged to the Stephens Family for many years. He stated there are no attempts to evade any regulations; rather to relocate the boundary lines to accommodate the existing structures and still leave an agricultural covenant. He stated there will actually be 2 acres more in agricultural restriction than what there is now.

Commissioner Thompson asked if there were any repercussions on the one for two zoning. Steve stated the one parcel at 1.7 could be increased to 2 acres if the Commissioners requested that.

Public comment was then called for. Tori and Don stated they had no problems creating the smaller lot into a full 2 acres.

Tristan stated the interim zoning does not affect preliminary plats, and therefore does not apply to this revocation of an agricultural covenant.

Commissioner Chilcott stated if someone wants to litigate this under the interim zoning; it may drag their request out longer. However, he would leave that decision up to them. Don and Tori stated they would increase the 1.7 acre parcel to 2 acres. Steve stated he would simply change the pins on one of the boundary lot lines. Tristan stated that would not create any problems and the staff would recommend that change.

Commissioner Thompson made a motion that the proposed removal and relocation of the agricultural covenant on Parcel A Certificate of Survey No 5206-A be approved in conjunction with the requested boundary line relocation, based on the findings and recommendation of staff; and further that the proposed 1.7 acres with the house and stables be changed to 2 acres, and .3 less acres placed in agricultural covenant. Commissioner Lyons seconded the motion and all voted "aye".

In other business the Board met with Ravalli County Economic Development Director Julie Foster to discuss and possibly approve the Community Development Block Grant (CDBG) for Senior Housing Co-op. Also present was Paul Travitz of the Counsel on Aging, Planning Director Karen Hughes and Planner Vanessa Perry.

Julie stated she and Paul have been working on senior housing cooperatives since December 2005. Julie stated the EDA has received some funding from MCDC to gain information on senior housing cooperatives, and traveled back east to actually tour this type of housing. She stated a housing cooperative is a corporation in which members own a share. Members of the cooperative are a part of the corporation, which owns the building, land, and common areas. The share's value is based on the size and type of home. Each member pays a monthly fee, which is used to pay the cooperative's monthly operating costs, such as: administration, maintenance, utilities, principal, interest, reserves, and real-estate taxes, etc. This allows the seniors the ability to maintain their finances and financial interests. The cooperative will use a federally insured Master Mortgage Loan to finance the project, which assures a fixed low interest rate for a 40-year term.

Paul stated part of the benefit is the built in increase in value at 1% per annum. This allows the prospective senior the ability to know the unit cost. He stated in Minnesota, they had 4-5 year waiting lists for these housing units. Julie stated they have received quite a bit of interest in this type of housing. They plan to bring an expert in the field out from Minnesota to visit with people across the state. Julie also noted this submittal will

not impact the planning grant that the Planning Department is pursuing. She stated if they do obtain this grant, they will close this grant out by December 2007. She also noted this grant will come under the housing portion of the CDBP planning grant.

Now present was Administrative Director Skip Rosenthal. He stated they do not have any other planning grants open at this time. Julie stated this grant could be applied for under the 'housing side' which still allows a planning grant to be applied for under the 'EDA' side. Commissioner Chilcott stated the Commissioners have pledged support to the planning staff in regard to a grant they are reviewing and the county needs to make sure by allowing one grant submittal they do not 'knock the other application out of the running'.

After some review of the CDBG Grant Application manual, Skip stated it is important to make contact with the State again and make sure both grant submittals can be done (one through the Planning Department and one through the EDA). It was agreed that Julie will work with Vanessa as they make those contacts with the state.

The Board then traveled to Missoula for a luncheon meeting with the City of Missoula Mayor and Missoula County Commissioners.

The Board also made a site visit to Greathouse Place Subdivision.